

Single Family Residential Density/Development Standards

Designs Standards Added to UDC/Design Manual

Two parking spaces per mailbox kiosk

Mailbox kiosk must be covered

Minimum street curve requirement

Usable open spaces - 1 acre for the first 100 lots and ½ acre for every additional 100 lots

Lot Size/Density

Straight Zoning

R-6 7,200 sq ft Max 40 acres

R-7 6,600 sq ft Max 30 acres

PDD

Typical Suburban Development

Median and Mean lot size of 7,600 sq ft

Allow lots smaller than 6,600 sq ft (no minimum but must maintain 10' side yard setback)

Set minimum standard (bubble diagram or text) to mix "pods" so smaller lots not concentrated in one area

Unique Development

Unique developments are those with new and different product types, that significantly advance the City's desire for affordable and diverse housing types, properties with exceptionally significant development challenges, etc. These are not simply a reduction in standards. With these developments the median and mean lot size of 7,600 square feet can be eliminated or decreased. Significantly more detail would be required in the PDD document to ensure the vision described by the developer is achieved. As such these projects will likely move through the zoning process more slowly.